



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, January 18, 2022 9:00 A.M.

Join Zoom Meeting
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Robert Lucero, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Suzie Sanchez, ZHE Administrative Assistant

For Inquiries Regarding This Agenda, Please Call The Planning Dept. at (505) 924-3894.

PLEASE ADDRESS ALL CORRESPONDENCE TO:
Robert Lucero, Esq., Zoning Hearing Examiner at
suzannasanchez@cabq.gov

NOTICE TO PEOPLE WITH DISABILITIES: If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3860.

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INTERPRETER NEEDED:

- | | | | |
|----|---------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | VA-2021-00424 | Project#
PR-2021-
006296 | Edgar Escobedo (Agent, Iris Ortiz Moreno) requests a conditional use to allow for a family home daycare for Lot 20, Block 75, Westgate Heights Addn, located at 8805 Robby Ave SW, zoned R-1C [Section 14-16-4-3(F)(7)]
APPROVAL |
|----|---------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

OLD BUSINESS:

2. VA-2021-00359 Project#
PR-2021-006085 Carlos Hernandez requests a variance to all a 6 ft solid wall in the front yard for Lot 8, Highland Place, located at 621 Santa Fe Ave SE, zoned R-1A [Section 14-16-5-7-D] **DENIAL**
3. VA-2021-00360 Project#
PR-2021-006085 Carlos Hernandez requests a permit-wall or fence-major for Lot 8, Highland Place, located at 621 Santa Fe Ave SE, zoned R-1A [Section 14-16-5-7-D] **DENIAL**
4. VA-2021-00382 Project#
PR-2021-002253 Marie Coleman (Agent, Owen Kramme) requests a conditional use to allow artisan manufacturing in the MX-T zone district Lot 231, MRGCD MAP 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-4-2] **DENIAL**
5. VA-2021-00383 Project#
PR-2021-002253 Marie Coleman (Agent, Owen Kramme) requests a conditional use to allow artisan manufacturing in the MX-T zone district Lot 232A/Old Town Park, MRGCD MAP 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-4-2] **DENIAL**
6. VA-2021-00388 Project#
PR-2021-006172 John & Debra Herring (Agent, Hilltop Landscaping) request a permit wall or fence major for Lot 4, Block 8, Haines Park Addn, located at 1512 Wellesley DR NE, zoned R-1C [Section 14-16-5-7(D)] **APPROVAL**

NEW BUSINESS:

7. VA-2021-00401 Project#
PR-2021-006199 First California Investment (Agent, Arch+Plan Land Use Consultants) requests a permit wall or fence major for Lots 19-24, Block 5, Holiday Park Unit 4, located at 1224 5th ST NW, zoned R-1A, [Section 14-16-5-7(D)(3)(g)] **APPROVAL**
8. VA-2021-00413 Project#
PR-2021-006288 Delilah Montoya requests a permit wall or fence major for Lot 17, Block 7, University Heights, located at 215 Cornell DR SE, zoned R-ML [Section 14-16-5-7(D)(3)(g)] **WITHDRAWN**
9. VA-2021-00448 Project#
PR-2021-006288 Delilah Montoya requests a permit wall or fence major for a court yard wall for Lot 17, Block 7, University Heights, located at 215 Cornell DR SE, zoned R-ML [Section 14-16-5-7(D)(3)(g)] **APPROVAL**
10. VA-2021-00414 Project#
PR-2021-006289 Joshua Krause requests a variance of 5 feet for the required 5 foot passage along the side yard for Lot 3 West 50 feet, Coronado Place Addn, located at 912 Forrester Ave NW, zoned R-1A [Section 14-16-5-11(C)(4)(e)] **APPROVAL**

11. VA-2021-00415 Project#
PR-2021-
006290 Aaron and Melissa Soriano request a conditional use to allow for an accessory dwelling unit without a kitchen for Lot 38A1, MRGCD Map 32, located at 706 Sandia RD NW, zoned R-1D [Section 14-16-4-3(F)(5)(g)] **APPROVAL**

12. VA-2021-00417 Project#
PR-2020-
004681 Stephen and Rhonda Protzen (Agent, Strata Design) request a variance to the view fencing requirement for a multi-family development for portions of a wall above 3 feet to allow a 5 foot solid wall/fence for Lot 10, Block 31, Mesa Court Addn, located at 1212 Carlisle Blvd SE, zoned R-MH [Section 14-16-5-7(D)(3)(c)] **APPROVAL**

13. VA-2021-00418 Project#
PR-2020-
004681 Stephen and Rhonda Protzen (Agent, Strata Design) request a variance to the view fencing requirement for a multi-family development for portions of a wall above 3 feet to allow a 5 foot solid wall/fence for Lot 11, Block 31, located at 1216 Carlisle Blvd SE, zoned R-MH [Section 14-16-5-7(D)(3)(c)] **APPROVAL**

14. VA-2021-00419 Project#
PR-2019-
002412 WTC, ABQ Common LLC (Agent, Consensus Planning) requests a conditional use to allow for an RV storage lot in an NR-BP zone for Lot 10, Las Lomas Business Park, located at 1330 Cuesta Abajo CT NE , zoned NR-BP [Section 14-16-4-3(D)(21)] **APPROVAL**

15. VA-2021-00421 Project#
PR-2021-
006292 Mark Sanchez requests a variance of 2 feet to the required 5 foot setback from a property line for Lot 12-P1, Rio Del Norte, located at 2520 Griegos PL NW, zoned R-A [Section 14-16-5-1(G)] **APPROVAL**

16. VA-2021-00422 Project#
PR-2021-
006293 Angela Ornsby (Agent, Ryan Mayfield) requests a variance of 3 feet 6 inches to the required 10 foot side yard setback for Lot 10, Block 2A, Gutierrez- - Ofimiano J Lower, located at 8909 La Barranca Ave NE, zoned R-1D [Section 14-16-5-1] **APPROVAL**

17. VA-2021-00423 Project#
PR-2021-
006294 James Bryant requests a taller wall permit major for Lot 2, McDougall Addn, located at 1225 Headingly Ave NW, zoned R-1B [Section 14-16-5-7-(D)(3)(g)] **CONTINUANCE**

18. VA-2021-00425 Project#
PR-2021-
006299 Melanie Benavidez requests a taller wall permit in the front yard for Lot 28, Block C, Desert Springs Unit 2, located at 7901 Blue Avena Ave SW, zoned R-1A [Section 14-16-5-7(D)(3)(g)] **APPROVAL**

19. VA-2021-00426 Project#
PR-2021-
006300 Christopher and Willa Inbody (Agent, ABQ Land Use Consulting LLC) requesting a variance of 3 feet to the required 10 foot street side setback for Lot 1A, Butterfield 2B, located at 6301 Lamy ST NW, zoned R-1B [Section 14-16-5-1] **APPROVAL**

20. VA-2021-00427 Project# PR-2021-006301 Danielle and Mario Griego (Agent, Strata Design) request a permit wall or fence major for Lot 1, Block 23, Mesa Court Addn, located at 3901 Simms Ave SE, zoned R-1B [Section 14-16-5-7(D)] **APPROVAL**
21. VA-2021-00428 Project# PR-2021-006301 Danielle and Mario Griego (Agent, Strata Design) request a variance of 3 ft to the 3 ft maximum wall height to allow a solid wall/fence for Lot 1, Block 23, Mesa Court Addn, located at 3901 Simms Ave SE, zoned R-1B [Section 14-16-5-7(D)] **APPROVAL**
22. VA-2021-00429 Project# PR-2021-006303 Robert and Jordyn Ridenour request a permit for a taller wall major for a courtyard wall in the front yard for Lot 24, Block 54A, Four Hills Village, located at 1709 Conestoga DR SE, zoned R-1D [Section 14-16-5-7(D)(3)(g)] **APPROVAL WITH CONDITIONS**
23. VA-2021-00431 Project# PR-2021-006304 Shannon Letourneau requests a permit to allow for a carport in the side yard setback for Lot 6, Block 12, Eastridge Addn Unit 4, located at 1321 Paisano ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)(b)] **APPROVAL**
24. VA-2021-00432 Project# PR-2021-006304 Shannon Letourneau requests a variance of 2 ft 3 inches to the required carport setback of 3 feet for Lot 6, Block 12, Eastridge Addn Unit 4, located at 1321 Paisano ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)(c)] **APPROVAL**
25. VA-2021-00435 Project# PR-2021-006306 Pauline Alvarado and Elias Alvarado (Agent, ABQ Land Use Consulting LLC) request a variance of 3 ft to the 3 ft solid wall height in the front yard for Lot 4, Block J, Highland Addn, located at 717 Hazeldine AVE SE, zoned R-1A [Section 14-16-5-7(D)(1)] **CONTINUANCE**
26. VA-2021-00437 Project# PR-2021-006306 Pauline Alvarado and Elias Alvarado (Agent, ABQ Land Use Consulting LLC) request a variance of 3 ft to the 3 ft solid wall height in the side yard for Lot 4, Block J, Highland Addn, located at 717 Hazeldine AVE SE, zoned R-1A [Section 14-16-5-7(D)(1)] **CONTINUANCE**
27. VA-2021-00438 Project# PR-2021-006306 Pauline Alvarado and Elias Alvarado (Agent, ABQ Land Use Consulting LLC) request a permit for a taller court yard wall major for Lot 4, Block J, Highland Addn, located at 717 Hazeldine AVE SE, zoned R-1A [Section 14-16-5-7(D)(3)(g)] **CONTINUANCE**
28. VA-2021-00440 Project# PR-2021-006306 Pauline Alvarado and Elias Alvarado (Agent, ABQ Land Use Consulting LLC) request a variance of 3 feet to the required 3 ft from a lot line for Lot 4, Block J, Highland Addn, located at 717 Hazeldine AVE SE, zoned R-1A [Section 14-16-5-5(F)(2)(a)(3)(c)] **APPROVAL**

29. VA-2021-00441 Project#
PR-2021-
006306 Pauline Alvarado and Elias Alvarado (Agent, ABQ Land Use Consulting LLC) request a permit to allow for a carport in the front yard setback Lot 4, Block J, Highland Addn, located at 717 Hazeldine AVE SE, zoned R-1A [Section 14-16-5-5(F)(2)(a)(3)(b)] **APPROVAL**
30. VA-2021-00442 Project#
PR-2021-
005716 Nelson Lujan and Paulette Baca (Agent, Cartesian Survey's Inc) request a variance of 0.0319 acres to allow for each of 3 lots smaller than the allowed contextual lot size for Lot 93A3, MRGCD Map 40, located at 711 7th ST SW, zoned R-1A [Section 14-16-5-1(C)(2)(b)] **APPROVAL**
31. VA-2021-00449 Project#
PR-2021-
006330 Samuel Jacob Reynolds (Agent, Dave Bennett) requests a permit for a taller court yard wall major for Lot 20, Block 14, Broadmoor Addn, located at 4200 Brockmont Ave NE, zoned R-1B [Section 14-16-5-7(D)(3)(g)] **CONTINUANCE**
32. VA-2021-00450 Project#
PR-2021-
006631 Lucinda McConnell requests a taller courtyard wall in the front yard for Lot 12, Block20, Hill John, located at 1429 Wellesley DR NE, zoned R-1C [Section 14-16-5-7(D)(3)(g)] **APPROVAL**